

**Table A-1: Non-Farm Employment by Place of Work, Asheville Regional Housing Consortium, 1990-2003**

<b>Industry</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>
Agriculture, forestry, fishing and hunting	784	798	809	897	938	991	1,049
Construction & mining	6,852	6,480	6,327	6,801	7,517	7,849	8,209
Manufacturing	31,320	30,075	30,260	30,785	30,747	30,391	30,026
Wholesale trade	3,723	3,744	4,442	4,078	4,471	4,603	4,947
Retail trade	16,403	15,899	15,466	15,743	16,391	17,064	17,771
Transportation and warehousing, and utilities	5,499	5,738	6,085	6,280	6,739	6,501	6,353
Information	2,064	1,852	1,884	1,919	1,975	1,972	1,932
Finance, insurance, real estate and rental and leasing	4,056	3,743	3,783	4,035	4,282	4,254	4,375
Educational, health and social services	24,021	24,227	26,150	27,096	27,665	28,639	29,809
Arts, entertainment, recreation, accommodation and food services	12,213	13,715	12,829	13,570	14,211	14,703	15,236
Other services (except public administration)	11,154	12,554	12,309	13,549	14,369	14,493	15,448
Government	6,862	6,894	7,261	7,125	7,243	7,337	7,670
<b>Total</b>	<b>124,951</b>	<b>125,719</b>	<b>127,605</b>	<b>131,878</b>	<b>136,548</b>	<b>138,797</b>	<b>142,825</b>
<b>Industry</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>
Agriculture, forestry, fishing and hunting	1,032	1,053	1,197	1,418	1,474	1,361	1,259
Construction & mining	8,606	9,111	9,978	10,365	10,370	9,766	9,400
Manufacturing	30,148	30,039	28,729	27,903	26,011	23,754	21,929
Wholesale trade	5,304	5,415	4,919	4,886	4,939	4,829	5,155
Retail trade	18,792	18,416	19,090	20,443	20,848	20,104	20,092
Transportation and warehousing, and utilities	6,605	7,084	6,866	7,006	6,536	5,423	5,012
Information	1,896	1,940	2,411	2,717	2,470	2,209	2,044
Finance, insurance, real estate and rental and leasing	4,475	4,860	4,959	4,854	4,763	4,782	4,926
Educational, health and social services	30,958	31,946	32,593	33,553	35,131	36,100	37,434
Arts, entertainment, recreation, accommodation and food services	15,953	16,144	16,801	17,622	17,673	18,251	19,115
Other services (except public administration)	15,978	16,341	17,465	16,790	17,244	18,290	19,157
Government	7,891	7,829	7,811	8,087	7,851	7,760	7,740
<b>Total</b>	<b>147,638</b>	<b>150,178</b>	<b>152,819</b>	<b>155,644</b>	<b>155,310</b>	<b>152,629</b>	<b>153,263</b>

Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: Employment Security Commission of North Carolina; Bay Area Economics, 2004.

**Table A-2: Employment by Occupation and Industry, 2000**

	Madison County		Asheville Regional Housing Consortium <sup>1</sup>	
	Employed Residents	Percent of Total	Employed Residents	Percent of Total
Occupation				
Management, professional, and related occupations	2,436	27.9%	49,514	30.6%
Service occupations	1,232	14.1%	24,999	15.5%
Sales and office occupations	1,836	21.0%	40,190	24.8%
Farming, fishing, and forestry occupations	131	1.5%	1,013	0.6%
Construction, extraction, and maintenance occupations	1,235	14.1%	17,747	11.0%
Production, transportation, and material moving occupations	1,861	21.3%	28,330	17.5%
<b>Total</b>	<b>8,731</b>	<b>100%</b>	<b>161,793</b>	<b>100%</b>
Industry				
Agriculture, forestry, fishing and hunting, and mining	312	3.6%	2,290	1.4%
Construction	1,006	11.5%	14,299	8.8%
Manufacturing	1,580	18.1%	29,145	18.0%
Wholesale trade	277	3.2%	5,603	3.5%
Retail trade	982	11.2%	20,143	12.4%
Transportation and warehousing, and utilities	449	5.1%	5,998	3.7%
Information	161	1.8%	2,999	1.9%
Finance, insurance, real estate and rental and leasing	361	4.1%	7,398	4.6%
Professional, scientific, management, and administrative	495	5.7%	11,255	7.0%
Educational, health and social services	1,804	20.7%	34,841	21.5%
Arts, entertainment, recreation, accommodation and food services	526	6.0%	14,135	8.7%
Other services (except public administration)	353	4.0%	8,429	5.2%
Public administration	425	4.9%	5,258	3.2%
<b>Total</b>	<b>8,731</b>	<b>100%</b>	<b>161,793</b>	<b>100%</b>
Percent Employed Residents (of Total Residents)		44.5%		47.0%

Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

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**Table A-3: Civilian Labor Force, Employment and Unemployment Trends, 1990-2003**

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**Madison County**

Year	Civilian Labor Force	Total Resident Employment	Unemployment	
			Number	Percent
1990	8,218	7,860	358	4.4%
1991	8,538	7,951	587	6.9%
1992	8,534	8,018	516	6.0%
1993	8,561	8,146	415	4.8%
1994	8,605	8,234	371	4.3%
1995	8,606	8,248	358	4.2%
1996	9,180	8,734	446	4.9%
1997	9,413	9,076	337	3.6%
1998	9,300	9,012	288	3.1%
1999	9,311	9,057	254	2.7%
2000	9,404	9,095	309	3.3%
2001	9,612	9,121	491	5.1%
2002	9,388	8,882	506	5.4%
2003	9,609	9,206	403	4.2%
2004 <sup>2</sup>	9,783	9,342	442	4.5%

**Asheville Regional Housing Consortium<sup>1</sup>**

1990	143,890	139,469	4,421	3.1%
1991	148,089	140,913	7,176	4.8%
1992	150,208	142,256	7,952	5.3%
1993	151,779	145,401	6,378	4.2%
1994	154,116	148,315	5,801	3.8%
1995	154,110	148,519	5,591	3.6%
1996	160,795	155,512	5,283	3.3%
1997	164,745	160,465	4,280	2.6%
1998	163,256	158,982	4,274	2.6%
1999	165,359	161,652	3,707	2.2%
2000	168,519	164,316	4,203	2.5%
2001	170,406	164,164	6,242	3.7%
2002	169,376	161,605	7,771	4.6%
2003	174,176	166,710	7,466	4.3%
2004 <sup>2</sup>	174,828	168,480	6,350	3.6%

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Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

<sup>2</sup>Year 2004 represents unemployment rates only through 3rd quarter.

Source: Employment Security Commission of North Carolina; Bay Area Economics, 2004.

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**Table A-4: Journey to Work, 2000**

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	Madison County		Asheville Regional Housing Consortium <sup>1</sup>	
	Employed Residents	Percent of Total	Employed Residents	Percent of Total
<b>Commute time</b>				
Work at Home	318	4%	5,617	4%
Less than 15 minutes	1,906	22%	47,523	30%
15 to 29 minutes	2,280	27%	66,531	42%
30 to 44 minutes	2,247	26%	26,059	16%
45 minutes or more	1,819	21%	12,938	8%
Total:	8,570	100%	158,668	100%
 % Commuting 30 Minutes or More	 47%		 25%	

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Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

**Table A-5: Population and Household Trends**

	Madison County						Asheville Regional Housing Consortium <sup>1</sup>					
	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09	1990	2000	Annual Growth '90-'00	2004	2009	Annual Growth '00-'09
<b>Population</b>	16,953	19,635	1.5%	20,181	20,828	0.7%	286,579	344,472	1.9%	359,011	376,546	1.0%
<b>Households</b>	6,488	8,000	2.1%	8,325	8,726	1.0%	115,923	143,510	2.2%	150,310	158,646	1.1%
<b>Avg. Household Size</b>	2.48	2.34		2.31	2.28		2.40	2.33		2.31	2.29	
<b>Household Type</b>												
<b>Families</b>	74.9%	70.0%					71.8%	67.5%				
<b>Non-Families</b>	25.1%	30.0%					28.2%	32.5%				
<b>Household Tenure</b>												
<b>Renter</b>	22.2%	23.5%					26.9%	26.4%				
<b>Owner</b>	77.8%	76.5%					73.1%	73.6%				
<b>Ethnicity</b>												
<b>Hispanic or Latino</b>		1.4%						3.2%				
<b>Not Hispanic or Latino:</b>												
<b>Population of One Race:</b>												
<b>African-American alone</b>		0.8%						5.6%				
<b>White alone</b>		96.8%						89.2%				
<b>Asian alone</b>		0.2%						0.6%				
<b>Other race alone</b>		0.3%						0.4%				
<b>Two or more races</b>		0.6%						0.9%				

Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

<sup>2</sup>Latino population is underreported due to a high number of undocumented immigrants.

Source: U.S. Census, 1990 & 2000; Bay Area Economics, 2004.

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**Table A-6: Latino Population**

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	<b>Madison County</b>		
	<b>1990</b>	<b>2000</b>	<b>2003<sup>1</sup></b>
Latino Population	86	266	1,007
Total Population	16,953	19,635	20,050
Percent of Total Population	0.5%	1.4%	5.0%

	<b>Asheville Regional Housing Consortium<sup>2</sup></b>		
	<b>1990</b>	<b>2000</b>	<b>2003<sup>1</sup></b>
Latino Population	2,259	11,174	16,269
Total Population	286,572	344,472	354,910
Percent of Total Population	0.8%	3.2%	4.6%

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Note: <sup>1</sup>Year 2003 is an estimate from Faith Action International House

<sup>2</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

**Table A-7: Household Income Distribution**

Estimated Income	Madison County					
	2000 <sup>1</sup>	Percent of Total	2004	Percent of Total	2009	Percent of Total
Less than \$15,000	2,081	18.3%	1,984	23.8%	1,831	21.0%
\$15,000 to \$24,999	1,199	16.4%	1,135	13.6%	1,126	12.9%
\$25,000 to \$34,999	1,205	15.1%	1,191	14.3%	1,075	12.3%
\$35,000 to \$49,999	1,428	15.7%	1,458	17.5%	1,573	18.0%
\$50,000 to \$74,999	1,337	19.3%	1,442	17.3%	1,544	17.7%
\$75,000 to \$99,999	384	7.5%	612	7.4%	784	9.0%
\$100,000 to \$149,999	264	5.1%	362	4.3%	575	6.6%
\$150,000 and over	98	2.7%	141	1.7%	218	2.5%
<b>Total</b>	7,996	100%	8,325	100%	8,726	100%
<b>Median Household Income</b>	\$30,985		\$33,758		\$38,159	

Estimated Income	Asheville Regional Housing Consortium <sup>2</sup>					
	2000 <sup>1</sup>	Percent of Total	2004	Percent of Total	2009	Percent of Total
Less than \$15,000	24,656	17.2%	24,197	16.1%	22,845	14.4%
\$15,000 to \$24,999	21,898	15.3%	20,055	13.3%	18,838	11.9%
\$25,000 to \$34,999	21,249	14.8%	22,108	14.7%	20,762	13.1%
\$35,000 to \$49,999	26,834	18.7%	26,463	17.6%	28,482	18.0%
\$50,000 to \$74,999	26,935	18.8%	28,987	19.3%	30,787	19.4%
\$75,000 to \$99,999	11,201	7.8%	14,107	9.4%	16,646	10.5%
\$100,000 to \$149,999	6,838	4.8%	9,235	6.1%	13,465	8.5%
\$150,000 and over	3,965	2.8%	5,158	3.4%	6,821	4.3%
<b>Total</b>	143,576	100%	150,310	100%	158,646	100%
<b>Median Household Income</b>	\$37,166		\$40,028		\$43,833	

Note: <sup>1</sup>2000 data is based on household incomes reported in 1999.

<sup>2</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Claritas, 2004; Bay Area Economics, 2004.

**Table A-8: Age Distribution, 2000**

	1990		2000		Average Annual Change 1990-2000
Age	Number	Percent of Total	Number	Percent of Total	
Madison County					
Under 18	3,697	21.8%	4,172	21.2%	1.2%
18-24	2,089	12.3%	2,025	10.3%	-0.3%
25-44	4,684	27.6%	5,207	26.5%	1.1%
45-54	1,946	11.5%	2,903	14.8%	4.1%
55-64	1,703	10.0%	2,199	11.2%	2.6%
65 and over	2,834	16.7%	3,129	15.9%	1.0%
Total	16,953	100%	19,635	100%	1.5%
Median Age	36.9		39.3		
Asheville Regional Housing Consortium <sup>1</sup>					
Under 18	62,781	21.9%	73,825	21.4%	1.6%
18-24	26,463	9.2%	27,860	8.1%	0.5%
25-44	84,937	29.6%	95,733	27.8%	1.2%
45-54	31,864	11.1%	49,593	14.4%	4.5%
55-64	29,614	10.3%	36,932	10.7%	2.2%
65 and over	50,920	17.8%	60,529	17.6%	1.7%
Total	286,579	100%	344,472	100%	1.9%
Median Age	37.9		40.1		

Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania Counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.



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**Table A-9: Household Type by Jurisdiction, 2000**

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<b>Household Type</b>	<b>Madison County</b>		<b>Asheville Regional Housing Consortium <sup>1</sup></b>	
	<b># of HHs</b>	<b>% of HHs</b>	<b># of HHs</b>	<b>% of HHs</b>
Family Households	5,595	69.9%	96,279	67.1%
Single-Person Households	2,105	26.3%	39,725	27.7%
Other Households	300	3.8%	7,506	5.2%
Total Households	8,000	100%	143,510	100%

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Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

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**Table A-10: Household by Size, 2000**

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Household Size	Madison County		Asheville Regional Housing Consortium <sup>1</sup>	
	2000	Percent of Total	2000	Percent of Total
1 person	2,105	26.3%	39,725	27.7%
2 persons	3,078	38.5%	55,606	38.7%
3 persons	1,420	17.8%	22,835	15.9%
4 persons	941	11.8%	16,606	11.6%
5 persons	332	4.2%	5,971	4.2%
6 persons	94	1.2%	1,858	1.3%
7 or more persons	30	0.4%	909	0.6%
Total Households	8,000	100%	143,510	100%

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Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

**Table A-11: Tenure by Household Income**

Tenure by Household Income	Madison County		Asheville Regional Housing Consortium <sup>2</sup>	
	2000 <sup>1</sup>	Percent of Total	2000 <sup>1</sup>	Percent of Total
<b>Owner occupied:</b>				
Less than \$15,000	1,292	21.1%	12,969	12.3%
\$15,000 to \$24,999	860	14.0%	14,301	13.5%
\$25,000 to \$34,999	900	14.7%	14,997	14.2%
\$35,000 to \$49,999	1,164	19.0%	20,674	19.6%
\$50,000 to \$74,999	1,199	19.6%	22,836	21.6%
\$75,000 to \$99,999	370	6.0%	10,065	9.5%
\$100,000 to \$149,999	245	4.0%	6,177	5.8%
\$150,000 or more	93	1.5%	3,646	3.5%
<b>Total</b>	<b>6,123</b>	<b>100%</b>	<b>105,665</b>	<b>100%</b>
<b>Median Household Income</b>	<b>\$35,117</b>		<b>\$42,653</b>	
<b>Renter occupied:</b>				
Less than \$15,000	781	41.6%	11,737	31.0%
\$15,000 to \$24,999	348	18.5%	7,646	20.2%
\$25,000 to \$34,999	300	16.0%	6,210	16.4%
\$35,000 to \$49,999	258	13.7%	6,054	16.0%
\$50,000 to \$74,999	138	7.4%	4,097	10.8%
\$75,000 to \$99,999	21	1.1%	1,095	2.9%
\$100,000 to \$149,999	26	1.4%	675	1.8%
\$150,000 or more	5	0.3%	331	0.9%
<b>Total</b>	<b>1,877</b>	<b>100%</b>	<b>37,845</b>	<b>100%</b>
<b>Median Household Income</b>	<b>\$20,174</b>		<b>\$23,903</b>	

Note: <sup>1</sup>Data is based on household incomes reported in 1999.

<sup>2</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

**Table A-12: Income Distribution by Age of Householder, 1999**

<u>Income Range</u>	Madison County					
	25-44		45-64		65 and older	
	# HHs	Pct.	# HHs	Pct.	# HHs	Pct.
Less than \$15,000	400	15.0%	581	20.3%	933	45.7%
\$15,000 to \$24,999	372	13.9%	342	12.0%	436	21.4%
\$25,000 to \$34,999	505	18.9%	400	14.0%	200	9.8%
\$35,000 to \$49,999	570	21.3%	580	20.3%	213	10.4%
\$50,000 to \$74,999	573	21.5%	581	20.3%	144	7.1%
\$75,000 to \$99,999	137	5.1%	182	6.4%	65	3.2%
\$100,000 and above	113	4.2%	191	6.7%	50	2.4%
<b>Total Households</b>	2,670	100%	2,857	100%	2,041	100%

<u>Income Range</u>	Asheville Regional Housing Consortium <sup>1</sup>					
	25-44		45-64		65 and older	
	# HHs	Pct.	# HHs	Pct.	# HHs	Pct.
Less than \$15,000	5,919	12.1%	6,463	13.0%	10,313	26.9%
\$15,000 to \$24,999	7,044	14.4%	5,851	11.8%	7,346	19.2%
\$25,000 to \$34,999	8,117	16.5%	6,496	13.1%	5,602	14.6%
\$35,000 to \$49,999	10,648	21.7%	9,119	18.3%	6,025	15.7%
\$50,000 to \$74,999	10,939	22.3%	10,714	21.5%	4,807	12.5%
\$75,000 to \$99,999	3,562	7.3%	5,357	10.8%	2,116	5.5%
\$100,000 and above	2,856	5.8%	5,720	11.5%	2,137	5.6%
<b>Total Households</b>	49,085	100%	49,720	100%	38,346	100%

Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; Bay Area Economics, 2004.

**Table A-13: Income Levels by Jurisdiction and Tenure, 2000**

<b>Madison County</b>	<b>Renter Households</b>		<b>Owner Households</b>		<b>Total Households</b>	
	<b># of HHs</b>	<b>% of HHs</b>	<b># of HHs</b>	<b>% of HHs</b>	<b># of HHs</b>	<b>% of HHs</b>
0% to 30% of Median Family Income	509	26.9%	819	13.4%	1,328	16.6%
31% to 50% of Median Family Income	387	20.5%	687	11.3%	1,074	13.5%
51% to 80% of Median Family Income	440	23.3%	1,037	17.0%	1,477	18.5%
Above 80% of Median Family Income	553	29.3%	3,549	58.3%	4,102	51.4%
Total Households	1,889	100%	6,092	100%	7,981	100%

<b>Asheville Regional Housing Consortium<sup>2</sup></b>	<b>Renter Households</b>		<b>Owner Households</b>		<b>Total Households</b>	
	<b># of HHs</b>	<b>% of HHs</b>	<b># of HHs</b>	<b>% of HHs</b>	<b># of HHs</b>	<b>% of HHs</b>
0% to 30% of Median Family Income	7,657	20.2%	7,092	6.7%	14,749	10.3%
31% to 50% of Median Family Income	6,380	16.9%	9,214	8.7%	15,594	10.9%
51% to 80% of Median Family Income	8,208	21.7%	17,446	16.5%	25,654	17.9%
Above 80% of Median Family Income	15,593	41.2%	71,847	68.0%	87,440	61.0%
Total Households	37,838	100%	105,599	100%	143,437	100%

Notes: <sup>1</sup>Income distribution based on CHAS data; <sup>2</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe

**Table A-14: Income Distribution<sup>1</sup> by Race and Ethnicity, 2000**

	All HHs		White (Non-Hisp.)		Hispanic (All Races)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
<b>Madison County</b>						
Extremely Low Income (0% to 30%)	1,328	16.6%	1,270	16.3%	4	7.4%
Very Low Income (31% to 50%)	1,074	13.5%	1,065	13.6%	4	7.4%
Low Income (51% to 80%)	1,477	18.5%	1,470	18.8%	4	7.4%
(Above 80%)	4,102	51.4%	4,005	51.3%	42	77.8%
Total	7,981	100.0%	7,810	100.0%	54	100.0%

	Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
<b>Madison County</b>						
Extremely Low Income (0% to 30%)	8	20.0%	8	17.4%	0	0.0%
Very Low Income (31% to 50%)	4	10.0%	8	17.4%	0	0.0%
Low Income (51% to 80%)	8	20.0%	4	8.7%	4	100.0%
(Above 80%)	20	50.0%	26	56.5%	0	0.0%
Total	40	100.0%	46	100.0%	4	100.0%

	All HHs		White (Non-Hisp.)		Hispanic (All Races)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
<b>Asheville Regional Housing Consortium<sup>2</sup></b>						
Extremely Low Income (0% to 30%)	14,749	10.3%	12,305	9.3%	366	14.4%
Very Low Income (31% to 50%)	15,594	10.9%	13,515	10.3%	425	16.7%
Low Income (51% to 80%)	25,654	17.9%	23,370	17.8%	652	25.6%
(Above 80%)	87,440	61.0%	82,419	62.6%	1,104	43.3%
Total	143,437	100.0%	131,609	100.0%	2,547	100.0%

	Asian (Non-Hisp.)		Black (Non-Hisp.)		Native Am. (Non-Hisp.)	
	# HHs	% of HHs	# HHs	% of HHs	# HHs	% of HHs
<b>Asheville Regional Housing Consortium<sup>2</sup></b>						
Extremely Low Income (0% to 30%)	72	11.6%	1,711	24.4%	41	10.0%
Very Low Income (31% to 50%)	38	6.1%	1,351	19.3%	47	11.5%
Low Income (51% to 80%)	91	14.6%	1,251	17.8%	96	23.5%
(Above 80%)	421	67.7%	2,703	38.5%	224	54.9%
Total	622	100.0%	7,016	100.0%	408	100.0%

Notes: <sup>1</sup>Income distribution based on CHAS data; <sup>2</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: Comprehensive Housing Affordability Strategy Databook, 2000 Census Information; Bay Area Economics, 2004.

**Table A-15: Units in Structure, 2000**

Units in Structure	Madison County		Asheville Regional Housing Consortium <sup>1</sup>	
	2000	Percent of Total	2000	Percent of Total
1-unit detached	6,412	66.0%	106,133	65.4%
1-unit attached	104	1.1%	4,171	2.6%
2 to 4 units	299	3.1%	8,752	5.4%
5 to 9 units	50	0.5%	5,367	3.3%
10 to 49 units	114	1.2%	3,343	2.1%
50 or more units	13	0.1%	2,174	1.3%
Mobile Home	2,699	27.8%	32,046	19.8%
Boat, RV, van, etc.	31	0.3%	258	0.2%
<b>Total Units</b>	<b>9,722</b>	<b>100.0%</b>	<b>162,244</b>	<b>100%</b>

Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

**Table A-16: Building Permits**

Year	Madison County				
	Single Family	2 Units	3 - 4 Units	5 + Units	Total Units
2000	143	0	0	0	143
2001	134	0	0	0	134
2002	119	0	0	0	119
2003	153	0	0	0	153
2004 <sup>1</sup>	99	0	0	0	99
<b>Total</b>	<b>648</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>648</b>

Year	Asheville Regional Housing Consortium <sup>1</sup>				
	Single Family	2 Units	3 - 4 Units	5 + Units	Total Units
2000	2,179	60	32	294	2,565
2001	2,329	100	88	1,084	3,601
2002	2,569	126	262	652	3,609
2003	2,699	74	84	246	3,103
2004 <sup>1</sup>	1,861	317	81	329	2,588
<b>Total</b>	<b>11,637</b>	<b>677</b>	<b>547</b>	<b>2,605</b>	<b>15,466</b>

Note: <sup>1</sup>Data for January to July of 2004

<sup>2</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census, 2000; SOCDS Building Permits Database; Bay Area Economics, 2004.



**Table A-17: Tenure by Plumbing Facilities, 2000**

	Madison County		Asheville Regional Housing Consortium <sup>1</sup>	
	2000	Percent of Total	2000	Percent of Total
Owner occupied	6,123	76.5%	105,665	73.6%
Complete plumbing facilities	6,042	75.5%	105,279	73.4%
Lacking complete plumbing facilities	81	1.0%	386	0.3%
Renter occupied	1,877	23.5%	37,845	26.4%
Complete plumbing facilities	1,838	23.0%	37,664	26.2%
Lacking complete plumbing facilities	39	0.5%	181	0.1%
Total	8,000	100.0%	143,510	100.0%

Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

**Table A-18: Year Structure Built, 2000**

Year Structure Built	Madison County		Asheville Regional Housing Consortium <sup>1</sup>	
	2000	Percent of Total	2000	Percent of Total
Built 1990 to March 2000	2,325	23.9%	38,860	24.0%
Built 1980 to 1989	1,803	18.5%	30,392	18.7%
Built 1970 to 1979	1,610	16.6%	28,693	17.7%
Built 1960 to 1969	1,093	11.2%	20,079	12.4%
Built 1950 to 1959	819	8.4%	15,407	9.5%
Built 1940 to 1949	657	6.8%	10,458	6.4%
Built 1939 or earlier	1,415	14.6%	18,355	11.3%
<b>Total</b>	9,722	100.0%	162,244	100.0%

Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: U.S. Census 2000; Bay Area Economics, 2004.

**Table A-19: Vacancy Status, 2000**

	Madison County		Asheville Regional Housing Consortium <sup>1</sup>	
	2000	Percent of Total	2000	Percent of Total
Occupied	8,000	82.3%	143,510	88.5%
Vacant	1,722	17.7%	18,734	11.5%
For rent	195	2.0%	3,232	2.0%
For sale only	148	1.5%	2,358	1.5%
Rented or sold, not occupied	248	2.6%	1,758	1.1%
For seasonal, recreational, or occasional use	753	7.7%	8,334	5.1%
For migrant workers	20	0.2%	171	0.1%
Other	358	3.7%	2,881	1.8%
Total	9,722	100.0%	162,244	100.0%

Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

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**Table A-20: Low-Income Housing Tax Credit Projects in Madison County, 2004**

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<u>Project Name</u>	<u>Project Address</u>	<u>City</u>	<u>Zip Code</u>	<u>Units</u>
Mashburn Gap Apartments	Mashburn Hill Road	Marshall	28753	34
<b>Total</b>				<b>34</b>

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Source: HUD, 2004; Bay Area Economics, 2004

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**Table A-21: Existing Section 8 Housing Units in Madison County**

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<b>Madison County</b>	<b>Expiration Date</b>	<b>Total Units</b>
Not Available		

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Note: <sup>1</sup>denotes properties that will either renew or remain affordable

Source: HUD; Bay Area Economics, 2004

**Table A-22: Contract Rent, 2000**

	Madison County		Asheville Regional Housing Consortium <sup>1</sup>	
	2000	Percent of Total	2000	Percent of Total
Less than \$300	728	44.4%	7,227	19.6%
\$300 to \$399	287	17.5%	6,759	18.3%
\$400 to \$499	139	8.5%	6,975	18.9%
\$500 to \$599	85	5.2%	5,013	13.6%
\$600 to \$699	36	2.2%	3,269	8.9%
\$700 to \$799	17	1.0%	1,769	4.8%
\$800 to \$899	6	0.4%	850	2.3%
\$900 to \$999	0	0.0%	385	1.0%
\$1,000 or more	15	0.9%	939	2.5%
No cash rent	326	19.9%	3,650	9.9%
Total	1,639	100%	36,836	100%

Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.

Table A-23: Rental Survey for Competitive Areas Surrounding Asheville Regional Housing Consortium

Project/Address	Number of Units	Floor Plans	Rent Rates	Utilities Included	Square Feet	Rent Per Square Foot	Percent Occupied	Type of Heat	Comments/Amenities
<b>Madison County</b>									
Not Available									

Source: Apartments.com; <sup>2</sup>Apartment Finder (July 2004); <sup>3</sup>Apartmentguide.com; <sup>4</sup>Land of Sky Regional Council; <sup>5</sup>Mature Living Choices (Summer 2004)

**Table A-24: Gross Rent as a Percentage of Household Income, 2000**

	Madison County		Asheville Regional Housing Consortium <sup>1</sup>	
	2000	Percent of Total	2000	Percent of Total
Less than 10 percent	151	9.2%	2,206	6.0%
10 to 14 percent	188	11.5%	4,339	11.8%
15 to 19 percent	195	11.9%	5,085	13.8%
20 to 24 percent	149	9.1%	4,582	12.4%
25 to 29 percent	135	8.2%	3,808	10.3%
30 to 34 percent	78	4.8%	2,288	6.2%
35 to 39 percent	62	3.8%	1,627	4.4%
40 to 49 percent	81	4.9%	2,461	6.7%
50 percent or more	249	15.2%	6,114	16.6%
Not computed	351	21.4%	4,326	11.7%
Total	1,639	100%	36,836	100%

Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

Source: 2000 U.S. Census; Bay Area Economics, 2004.



**Table A-25a: Housing Assistance Needs of Madison County, 2000**

Households by Type, Income, and Housing Problem	Renters					Owners			Total Housholds
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
<b>Extremely Low &amp; Very Low Income</b>	<b>299</b>	<b>282</b>	<b>- 38</b>	<b>- 277</b>	<b>- 896</b>	<b>- 862</b>	<b>- 644</b>	<b>- 1,506</b>	<b>2,402</b>
<b>Extremely Low Income (0% to 30% AMI)</b>	<b>196</b>	<b>134</b>	<b>16</b>	<b>163</b>	<b>509</b>	<b>477</b>	<b>342</b>	<b>819</b>	<b>1,328</b>
Percent with any Housing Problems	50%	81%	75%	66%	64%	53%	59%	56%	59%
Percent with Cost Burden > 30%	42%	81%	50%	66%	60%	51%	57%	54%	56%
Percent with Cost Burden > 50%	25%	70%	50%	52%	46%	26%	37%	31%	37%
<b>Very Low Income (31% to 50% AMI)</b>	<b>103</b>	<b>148</b>	<b>22</b>	<b>114</b>	<b>387</b>	<b>385</b>	<b>302</b>	<b>687</b>	<b>1,074</b>
Percent with any Housing Problems	33%	46%	55%	34%	40%	15%	39%	25%	30%
Percent with Cost Burden > 30%	29%	36%	36%	31%	33%	13%	36%	23%	26%
Percent with Cost Burden > 50%	0%	3%	0%	13%	5%	8%	21%	14%	10%
<b>Low Income (51% to 80% AMI)</b>	<b>37</b>	<b>260</b>	<b>33</b>	<b>110</b>	<b>440</b>	<b>320</b>	<b>717</b>	<b>1,037</b>	<b>1,477</b>
Percent with any Housing Problems	22%	14%	55%	15%	18%	15%	28%	24%	22%
Percent with Cost Burden > 30%	11%	10%	12%	11%	10%	13%	26%	22%	19%
Percent with Cost Burden > 50%	0%	0%	0%	4%	9%	8%	6%	7%	5%
<b>Moderate to Upper Income (80% and greater AMI)</b>	<b>48</b>	<b>322</b>	<b>29</b>	<b>154</b>	<b>553</b>	<b>628</b>	<b>2,921</b>	<b>3,549</b>	<b>4,102</b>
Percent with any Housing Problems	0%	3%	48%	9%	7%	12%	9%	10%	9%
Percent with Cost Burden > 30%	0%	1%	14%	7%	3%	9%	9%	9%	8%
Percent with Cost Burden > 50%	0%	0%	0%	0%	0%	3%	2%	3%	2%
<b>Total Households<sup>1</sup></b>	<b>384</b>	<b>864</b>	<b>100</b>	<b>541</b>	<b>1,889</b>	<b>1,810</b>	<b>4,282</b>	<b>6,092</b>	<b>7,981</b>
Percent with any Housing Problems	36%	26%	56%	33%	31%	24%	19%	20%	23%

Note: 1Includes all income groups - including those above 95% of AMI.

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

**Table A-25b: Housing Assistance Needs of Asheville Regional Housing Consortium, 2000**

Households by Type, Income, and Housing Problem	Renters					Owners			Total Housholds
	Elderly Households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
<b>Extremely Low &amp; Very Low Income</b>	<b>3,487</b>	<b>4,617</b>	<b>775</b>	<b>5,158</b>	<b>14,037</b>	<b>9,022</b>	<b>7,278</b>	<b>16,306</b>	<b>30,343</b>
<b>Extremely Low Income (0% to 30% AMI)</b>	<b>2,020</b>	<b>2,532</b>	<b>343</b>	<b>2,762</b>	<b>7,657</b>	<b>3,931</b>	<b>3,155</b>	<b>7,092</b>	<b>14,749</b>
Percent with any Housing Problems	53%	74%	76%	68%	66%	66%	71%	68%	67%
Percent with Cost Burden > 30%	52%	72%	69%	67%	65%	65%	69%	67%	66%
Percent with Cost Burden > 50%	36%	61%	53%	59%	53%	37%	55%	45%	49%
<b>Very Low Income (31% to 50% AMI)</b>	<b>1,467</b>	<b>2,085</b>	<b>432</b>	<b>2,396</b>	<b>6,380</b>	<b>5,091</b>	<b>4,123</b>	<b>9,214</b>	<b>15,594</b>
Percent with any Housing Problems	48%	64%	79%	70%	64%	30%	57%	42%	51%
Percent with Cost Burden > 30%	48%	61%	50%	70%	60%	30%	55%	41%	49%
Percent with Cost Burden > 50%	24%	17%	3%	35%	24%	14%	32%	22%	23%
<b>Low Income (51% to 80% AMI)</b>	<b>1,216</b>	<b>3,206</b>	<b>531</b>	<b>3,255</b>	<b>8,208</b>	<b>7,096</b>	<b>10,350</b>	<b>17,446</b>	<b>25,654</b>
Percent with any Housing Problems	37%	30%	60%	37%	36%	19%	46%	35%	35%
Percent with Cost Burden > 30%	37%	25%	16%	36%	30%	19%	43%	33%	32%
Percent with Cost Burden > 50%	5%	3%	1%	3%	3%	9%	14%	12%	9%
<b>Moderate to Upper Income (80% and greater AMI)</b>	<b>2,039</b>	<b>6,972</b>	<b>1,029</b>	<b>5,553</b>	<b>15,593</b>	<b>19,161</b>	<b>52,686</b>	<b>71,847</b>	<b>87,440</b>
Percent with any Housing Problems	18%	5%	34%	6%	9%	8%	12%	11%	10%
Percent with Cost Burden > 30%	17%	2%	0%	5%	5%	7%	10%	9%	9%
Percent with Cost Burden > 50%	7%	0%	0%	0%	1%	1%	2%	2%	1%
<b>Total Households<sup>1</sup></b>	<b>6,742</b>	<b>14,795</b>	<b>2,335</b>	<b>13,966</b>	<b>37,838</b>	<b>35,279</b>	<b>70,314</b>	<b>105,599</b>	<b>143,437</b>
Percent with any Housing Problems	38%	31%	54%	37%	36%	20%	22%	21%	25%

Note: 1Includes all income groups - including those above 95% of AMI.

Source: Comprehensive Housing Affordability Strategy Datebook; Bay Area Economics, 2004

**Table A-26a: Residential Sales Prices by Number of Bedrooms for Madison County, YTD 2004**

Range of Prices	Number of Bedrooms				Total	Percent of Total
	1	2	3	4 or more		
Under \$75,000	3	6	9	0	18	11.7%
\$75,000 to \$99,999	5	7	5	0	17	11.0%
\$100,000-\$149,999	2	17	17	3	39	25.3%
\$150,000-\$199,999	2	5	21	4	32	20.8%
\$200,000-\$249,999	0	5	14	6	25	16.2%
\$250,000-\$299,999	0	3	4	1	8	5.2%
\$300,000-\$399,999	0	3	5	1	9	5.8%
\$400,000 or more	0	2	2	2	6	3.9%
<b>Total</b>	<b>12</b>	<b>48</b>	<b>77</b>	<b>17</b>	<b>154</b>	<b>100%</b>
<b>Median</b>	<b>\$ 93,500</b>	<b>\$ 123,000</b>	<b>\$ 190,750</b>	<b>\$ 215,000</b>	<b>\$ 149,000</b>	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

**Table A-26b: Residential Sales Price by Number of Bedrooms for Consortium, YTD 2004**

Range of Prices	Number of Bedrooms				Total	Percent of Total
	1	2	3	4 or more		
Under \$75,000	23	145	126	8	302	6.7%
\$75,000 to \$99,999	17	178	136	6	337	7.5%
\$100,000-\$149,999	12	412	674	42	1140	25.4%
\$150,000-\$199,999	9	163	794	95	1061	23.6%
\$200,000-\$249,999	4	61	379	99	543	12.1%
\$250,000-\$299,999	0	19	268	93	380	8.5%
\$300,000-\$399,999	1	32	201	134	368	8.2%
\$400,000 or more	0	18	139	202	359	8.0%
<b>Total</b>	<b>66</b>	<b>1028</b>	<b>2717</b>	<b>679</b>	<b>4490</b>	<b>100%</b>
<b>Median</b>	<b>\$ 89,729</b>	<b>\$ 123,192</b>	<b>\$ 176,712</b>	<b>\$ 297,810</b>	<b>\$ 169,900</b>	

Source: Asheville Board of Realtors; Bay Area Economics, 2004

**Table A-27a: For-Sale Residential by Square Footage for Madison County, 2004 (to date)**

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less than \$75,000	18	11.8%	2	7	8	1	0	0
\$75,000 to \$149,999	56	36.6%	11	20	16	6	1	2
\$150,000 to \$249,999	56	36.6%	2	3	13	8	19	11
\$250,000 to \$349,999	14	9.2%	0	2	2	1	5	4
\$350,000 to \$499,999	8	5.2%	0	0	1	1	4	2
\$500,000 and above	1	0.7%	0	0	0	0	0	1
<b>Total</b>	<b>153</b>	<b>100%</b>	<b>15</b>	<b>32</b>	<b>40</b>	<b>17</b>	<b>29</b>	<b>20</b>

Source: Asheville Board of Realtors; Bay Area Economics, 2004

**Table A-27b: Residential Sales Prices by Square Footage for Consortium, 2004 (to date)**

	All Units		Number of Units					
	Number of Units	% of Total	Less than 800 sq.ft.	800 to 1199 sq.ft.	1200 to 1599 sq.ft.	1600 to 1999 sq.ft.	2000 to 2499 sq.ft.	2500+ sq.ft.
Less than \$75,000	287	6.5%	56	131	63	30	7	0
\$75,000 to \$149,999	1481	33.4%	55	574	642	162	43	5
\$150,000 to \$249,999	1602	36.2%	8	53	381	605	408	147
\$250,000 to \$349,999	589	13.3%	0	5	21	84	217	262
\$350,000 to \$499,999	353	8.0%	0	2	9	14	55	273
\$500,000 and above	118	2.7%	0	0	1	1	5	111
<b>Total</b>	<b>4430</b>	<b>100%</b>	<b>119</b>	<b>765</b>	<b>1117</b>	<b>896</b>	<b>735</b>	<b>798</b>

Source: Asheville Board of Realtors; Bay Area Economics, 2004

**Table A-28: Madison County, NC 2003 Subprime Lending**

<b>Subprime Lender</b>	<b>Originations</b>	<b>Loan Amount (in thousands)</b>	<b>Percent of County Total</b>
VANDERBILT MORTGAGE	20	\$1,126	16.3%
BENEFICIAL	10	\$561	8.1%
CITIFINANCIAL SERVICES INC-DE	9	\$636	7.3%
WELLS FARGO FNCL NC 1	9	\$548	7.3%
FIRST GREENSBORO HOME EQUITY	7	\$627	5.7%
DELTA FUNDING CORPORATION	6	\$715	4.9%
OPTION ONE MORTGAGE CORP.	6	\$686	4.9%
21ST MORTGAGE CORP.	5	\$257	4.1%
EQUIFIRST CORP	5	\$761	4.1%
EQUITY ONE, INC	3	\$626	2.4%
FULL SPECTRUM LENDING	3	\$204	2.4%
GREEN POINT MORTGAGE FUNDING	3	\$448	2.4%
KEY BK USA NA	3	\$108	2.4%
ADVANCED FINANCIAL SERVICES, I	2	\$128	1.6%
AMERICAN BUSINESS FINANCIAL	2	\$164	1.6%
ARGENT MORTGAGE COMPANY	2	\$290	1.6%
CENTEX HOME EQUITY COMPANY, LL	2	\$134	1.6%
CIT GROUP/CONSUMER FINANCE INC	2	\$165	1.6%
DECISION ONE MORTGAGE	2	\$272	1.6%
NEW CENTURY MORTGAGE CORP.	2	\$218	1.6%
NOVASTAR MORTGAGE INC	2	\$290	1.6%
SOUTHSTAR FUNDING, LLC.	2	\$151	1.6%
AAMES FUNDING CORPORATION	1	\$116	0.8%
AEGIS LENDING CORPORATION	1	\$45	0.8%
AMERQUEST MORTGAGE COMPANY	1	\$81	0.8%
AMERUS HOME LENDING, INC	1	\$227	0.8%
BNC MORTGAGE	1	\$30	0.8%
CITIFINANCIAL MORTGAGE	1	\$90	0.8%
FINANCE AMERICA, LLC	1	\$159	0.8%
FIRST FRANKLIN FNCL CO	1	\$162	0.8%
FREMONT INV & LOAN	1	\$85	0.8%
GMFS, LLC	1	\$71	0.8%
GREATER ACCEPTANCE MORTGAGE CO	1	\$60	0.8%
GREEN TREE SERVICING LLC	1	\$83	0.8%
HOMEOWNERS LOAN CORP	1	\$148	0.8%
LONG BEACH MORTGAGE CO.	1	\$75	0.8%
PINNACLE DIRECT FUNDING CORP	1	\$114	0.8%
PLATINUM CAPITAL GROUP	1	\$115	0.8%
<b>TOTALS</b>	<b>123</b>	<b>\$10,776</b>	<b>100%</b>

Source: 2003 HMDA data; 2003 HUD Subprime and Manufactured Lender list; Bay Area Economics, 2004

**Table A-29: Income Distribution for Elderly Housing by Tenure, 2000**

	Percent of All HHs		Percent of Elderly HHs		w/ Housing Problems <sup>2</sup>	
	Renter HHs	Owner HHs	Renter HHs	Owner HHs	Renter HHs	Owner HHs
<b>Madison County</b>						
Extremely Low Income (0% to 30%)	6.4%	10.3%	10.4%	7.8%	49.5%	53.0%
Very Low Income (31% to 50%)	4.8%	8.6%	5.5%	6.3%	33.0%	14.5%
Low Income (51% to 80%)	5.5%	13.0%	2.0%	5.3%	21.6%	14.7%
(Above 80%)	6.9%	44.5%	2.5%	10.3%	0.0%	11.6%
Total	23.7%	76.3%	20.3%	29.7%		

	Percent of All HHs		Percent of Elderly HHs		Percent of Elderly HHs w/ Housing Problems <sup>2</sup>	
	Renter HHs	Owner HHs	Renter HHs	Owner HHs	Renter HHs	Owner HHs
<b>Asheville Regional Housing Consortium<sup>1</sup></b>						
Extremely Low Income (0% to 30%)	5.3%	4.9%	5.3%	3.7%	53.0%	66.0%
Very Low Income (31% to 50%)	4.4%	6.4%	3.9%	4.8%	48.0%	30.0%
Low Income (51% to 80%)	5.7%	12.2%	3.2%	6.7%	37.0%	19.0%
(Above 80%)	10.9%	50.1%	5.4%	18.1%	18.0%	8.0%
Total	26.4%	73.6%	17.8%	33.4%		

Note: <sup>1</sup>Asheville Regional Housing Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties.

<sup>2</sup>Housing problems include cost burden greater than 30% of income, overcrowding and/or without complete kitchen or plumbing facilities

Source: Comprehensive Housing Affordability Strategy Databook; Bay Area Economics, 2004.

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**Table A-30: Special Needs Housing Inventory for Madison County**

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<b>Name</b>	<b>Location</b>	<b>Number of Beds</b>	<b>Waiting List</b>	<b>Comments</b>
<b><i>Adult Car/Home for the Aged</i></b>				
Mars Hill Retirement Community	Mars Hill, NC	69	2	N/A
<b><i>Family Care Homes</i></b>				
Mintz Family Care Homes	Mars Hill/Hot Springs, NC	48	N/A	All Wheel-chair and Developmentally I
<b>Total</b>		<b>117</b>		

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Source: Madison County Government; Bay Area Economics, 2004

**Table A-31: Persons with Physical Disabilities by Age, 2000**

<b>Age</b>	<b>Madison County</b>		<b>Asheville Regional Housing Consortium <sup>1</sup></b>	
	<b>Persons w/ Physical Disabilities</b>	<b>Percent of Total</b>	<b>Persons w/ Physical Disabilities</b>	<b>Percent of Total</b>
5 to 15	31	1%	421	1%
16 to 64	1,316	56%	17,367	52%
65 & over	998	43%	15,573	47%
<b>Total:</b>	<b>2,345</b>	<b>100%</b>	<b>33,361</b>	<b>100%</b>
Percent of Total Population	12%		10%	

Note: The U.S. Census Bureau defines *physical disability* as a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.

<sup>1</sup>Asheville Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania Counties.

Source: U.S. Census, 2000; BAE, 2004



**Table A-32: Persons with Mental Disabilities by Age, 2000**

<b>Age</b>	<b>Madison County</b>		<b>Asheville Regional Housing Consortium<sup>1</sup></b>	
	<b>Persons w/ Mental Disabilities</b>	<b>Percent of Total</b>	<b>Persons w/ Mental Disabilities</b>	<b>Percent of Total</b>
5 to 15	127	13%	2,397	14%
16 to 64	416	43%	9,402	53%
65 & over	434	44%	5,880	33%
<b>Total:</b>	<b>977</b>	<b>100%</b>	<b>17,679</b>	<b>100%</b>
Percent of Total Population	5%		5%	

Note: The U.S. Census Bureau defines *mental disability* as a condition that substantially limits one or more basic mental activities such as learning, remembering, and concentrating.

<sup>1</sup>Asheville Consortium represents aggregate numbers of Buncombe, Henderson, Madison, and Transylvania counties

Source: U.S. Census, 2000; Bay Area Economics, 2004

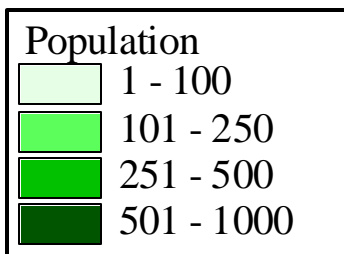
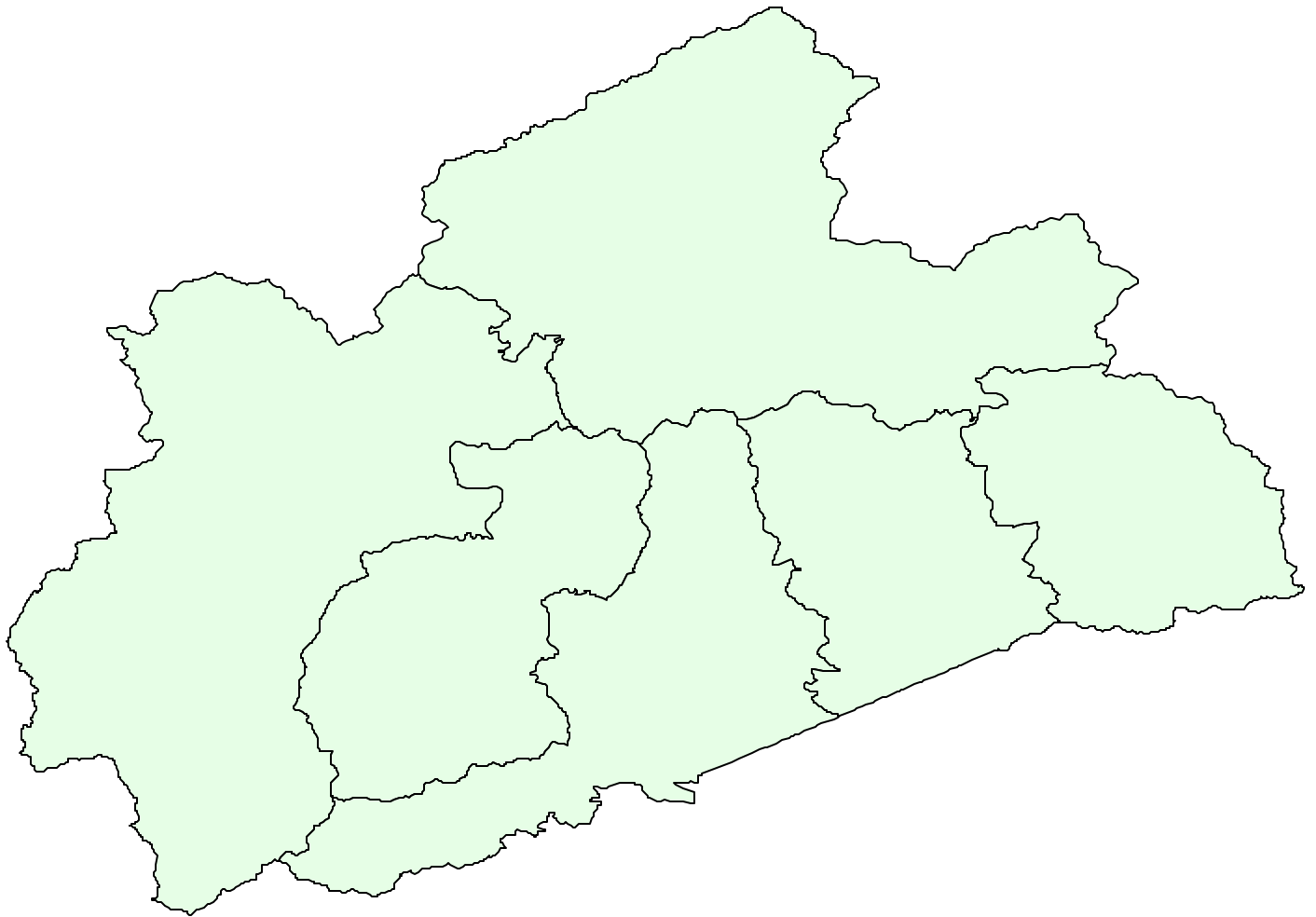
**Table 33 (HUD Table 2A): Priority Needs Summary Table**

Priority Housing Needs (households)		Priority Need Level (High, Medium, Low)		Unmet Need	Goals*
Renter Households	Small Related	0% to 30% of AMI		109	
		31% to 50% of AMI		68	
		51% to 80% of AMI		36	
	Large Related	0% to 30% of AMI		12	
		31% to 50% of AMI		12	
		51% to 80% of AMI		18	
	Elderly	0% to 30% of AMI		98	
		31% to 50% of AMI		34	
		51% to 80% of AMI		8	
	All Other	0% to 30% of AMI		108	
		31% to 50% of AMI		39	
		51% to 80% of AMI		16	
Non-Elderly Owner Households		0% to 30% of AMI		202	
		31% to 50% of AMI		118	
		51% to 80% of AMI		201	
Special Populations**		0% to 80% of AMI		382	
Total Goals					

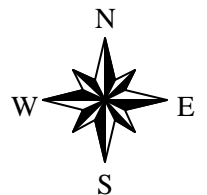
\*\*Includes elderly households.

Sources: U.S. Census, 2000; Comprehensive Housing Affordability Strategy Databook, 2000; Claritas, Inc., 2000;

# Madison County Hispanic Population

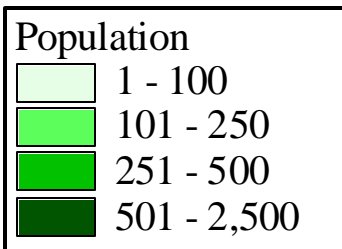
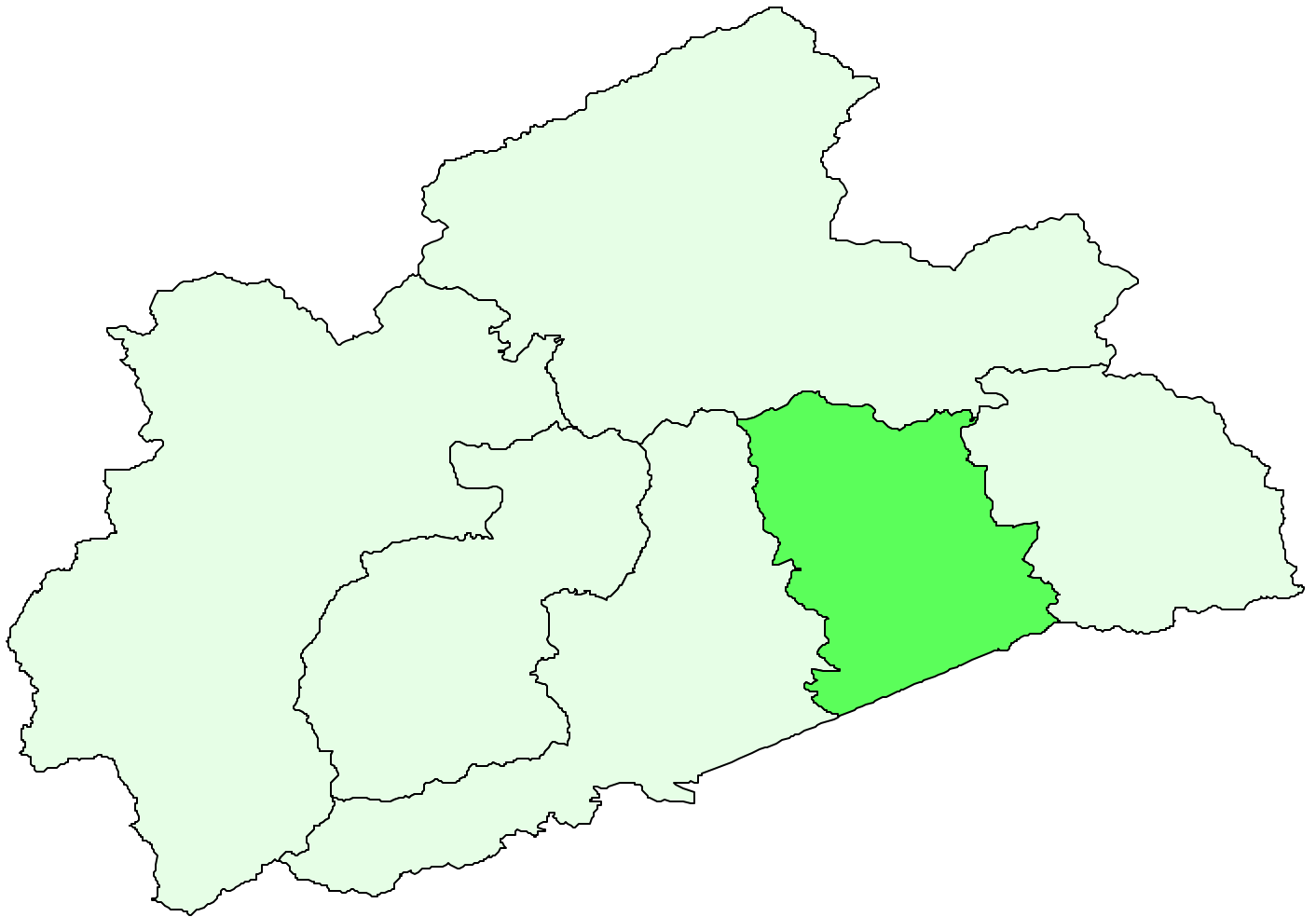


Source: ESRI, 2000; BAE 2004.

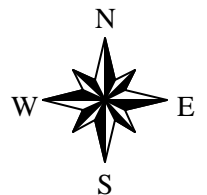


# Madison County

## African American Population

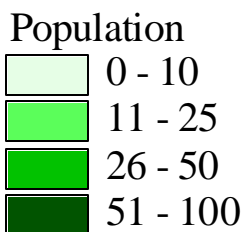
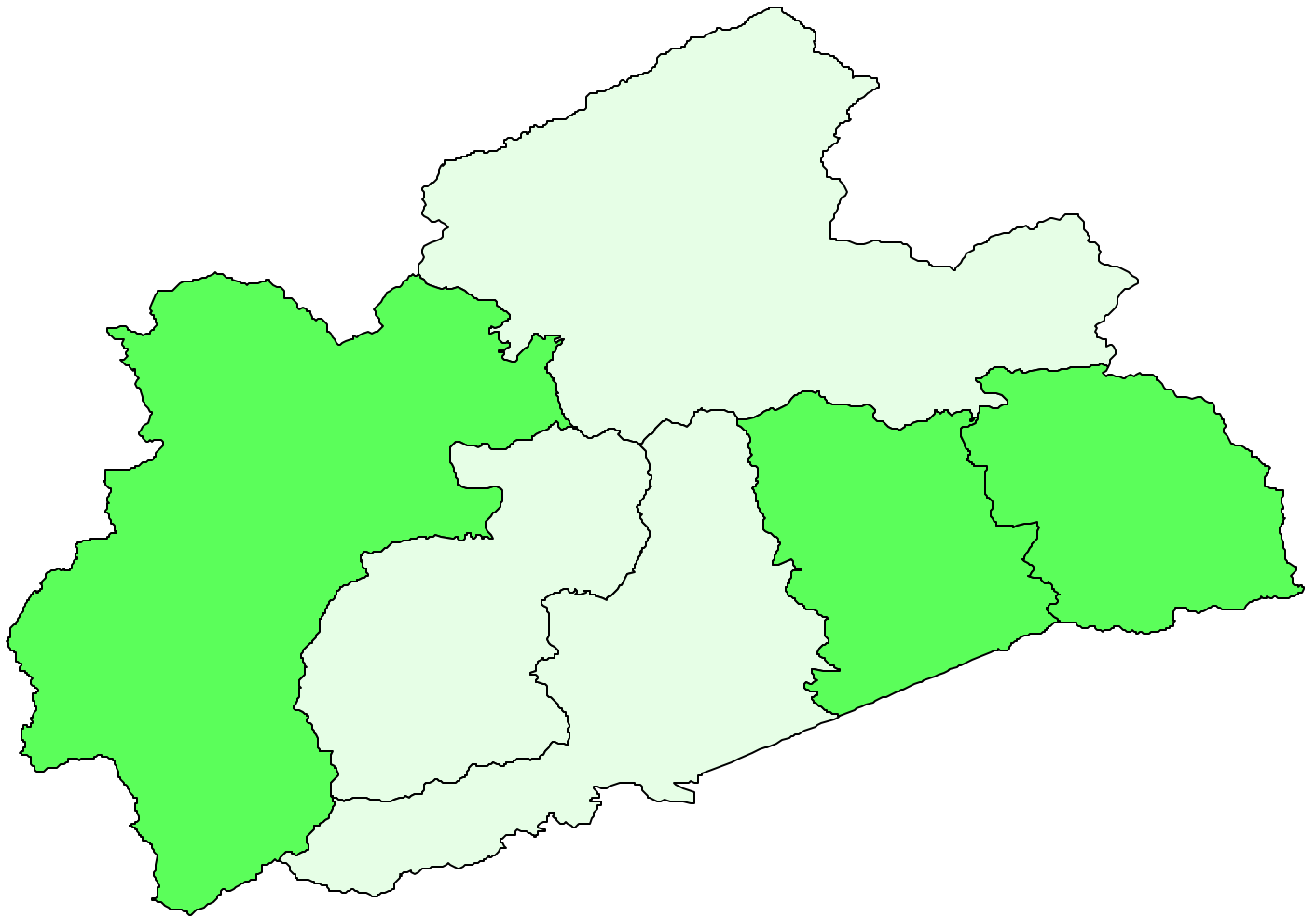


Source: ESRI, 2000; BAE 2004.



# Madison County

## Native American Population



Source: ESRI, 2000; BAE 2004.

